

020.A

0002

0208.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

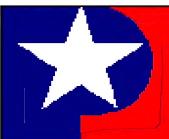
538,200 / 538,200

USE VALUE:

538,200 / 538,200

ASSESSED:

538,200 / 538,200


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 22 | | HAMILTON RD, ARLINGTON |

| OWNERSHIP | Unit #: | 208 |
|-------------------------------------|---------|------------|
| Owner 1: CARROLL THOMAS J/CORINNE K | | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: 132 ROBBINS RD | | |
| Street 2: | | |
| Twn/City: ARLINGTON | | |
| St/Prov: MA | Cntry | Own Occ: N |
| Postal: 02476 | | Type: |

PREVIOUS OWNER

| | |
|--------------------------------------|-------|
| Owner 1: CARROLL JANE/TRUSTEE - | |
| Owner 2: JANE CARROLL REALTY TRUST - | |
| Street 1: 22 HAMILTON ROAD #208 | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6047 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 538,200 | | | 538,200 | | 145159 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 12/13/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 538,200 | 0 | . | . | 538,200 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 530,500 | 0 | . | . | 530,500 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 515,000 | 0 | . | . | 515,000 | 515,000 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 482,700 | 0 | . | . | 482,700 | 482,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 396,600 | 0 | . | . | 396,600 | 396,600 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 367,900 | 0 | . | . | 367,900 | 367,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 367,900 | 0 | . | . | 367,900 | 367,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 331,500 | 0 | . | . | 331,500 | 331,500 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|-----------|
| CARROLL JANE/TR | 42098-252 | | 2/24/2004 | Family | | 1 | No | No | | 1729 |
| MCKENZIE KEVIN | 33602-452 | | 9/6/2001 | | 242,000 | No | No | | | |
| WALKER HORACIO | 28967-36 | | 8/14/1998 | | 180,000 | No | No | Y | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|------|----------|-----|---------|
| 12/13/2017 | | | | | | | | | | Measured | DGM | D Mann |
| 5/6/2000 | | | | | | | | | | | 197 | PATRIOT |

 Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | |
|---|-----------------|---|-----|-----------------------------------|-----------------|------|-----|--|--------------------|-----|-----|------------------------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 7 | - Condo Garden | | | Full Bath: 1 | Rating: Average | | | BK:22122 PG:263 BK:17714 PG:431, Building Number 22. | | | | | | | | | |
| Sty Ht: 1 | - 1 Story | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 3 - Brick or Stone | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 2 - Steel | | | | 1/2 Bath: 0 | Rating: Average | | | | | | | | | | | | |
| Prime Wall: 7 - Brick | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 4 - Flat | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| View / Desir: W30 - WATER 30 | | | | Frl: 0 | Rating: Average | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | |
| Grade: C - Average | | | | CONDO INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 1985 | Eff Yr Blt: | | | Location: C - Corner View | | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: 2 - 2nd Floor | | | | Totals RMS: 4 BRS: 2 Baths: 1 HB: 0 | | | | | | | | | |
| Const Mod: | | | | % Own: 0.762099981 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 35 - 6050 | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV - Average | 20. % | | | Exterior: | No Unit RMS BRS FL | | | | | | | | |
| Prim Int Wal | 2 - Plaster | | | Functional: | % | | | Interior: | 1 4 2 0 | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | % | | | Additions: | | | | | | | | | |
| Partition: T - Typical | | | | Special: | % | | | Kitchen: | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | % | | | Baths: | | | | | | | | | |
| Sec Floors: | % | | | Total: | 20.4 % | | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 325.00 | | | | Heating: | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.15861690 | | | | General: | Totals | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.36445391 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 513.786 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 32819 | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.35000002 | | | | | | | | | | | | | |
| # Heat Sys: | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 676185 | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 137942 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 538243 | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: [] Model: [] Serial # [] | | | | Year: [] Color: [] | | | | PARCEL ID 020.A-0002-0208.0 | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N Total Yard Items: [] Total Special Features: [] Total: [] | | | | | | | | | | | | | | | | | |
| IMAGE AssessPro Patriot Properties, Inc. | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |